A FLASH DRIVE FILE IF THERE EVER WAS ONE.

(IT'S IN THE FOLDER AND NOT ORGANIZED AND I DON'T CARE)

THE SHORT VERSION:
I BOUGHT AND TRUSTED JIM VERRA'S
EXISTING CONDITIONS PLAN
FOR THE SEPTIC DESIGN
AND ADDED MY OWN SURVEY CONTROL
FOR CERTIFICATIONS AND STAKING.

OF COURSE I SHOULD HAVE KNOWN
WHAT I WAS IN FOR
BETWEEN RYE'S REGULATIONS,
RYE'S REGULATORS,
AN OVERLY AMBITIOUS PROJECT,
AND A CHALLENGING LOT.

THE ONLY REASON I SURVIVED THIS WAS
HAVING MATT TAYLOR BETWEEN ME AND
ALL OF THEM… THANKS, MATT!

I'LL BE DEAD IF AND WHEN YOU READ THIS,
BUT MY ADVICE WOULD BE
IF IT'S NOT TOO LATE,
RUN WHILE YOU STILL CAN.

307
18.73
gnd@fndip

15
17.68
cbasin

4
18.41
cbasin

N57°11'00.1"E 142.61'

S21°33'48.4"E 214.19'

16
19.10
CBASIN

306
19.38
fndip

1
20.60
setpk

14
23.44
lamppst

424

58
23.78
hub

89
21.02
MHcover

423

77.24'

50'

30'

LEACH FIELD

425

41.99'

117.56'

77.56'

97.56'

422

1.22'

20.00

415

fnd

24.12'

3.78'

27.00'

1.60'

19.64'

77.86'

46.64'

57
26.13
hub

53.44'

124.82

410

box

15.00'

20.00

414

fnd

416

20.00

fnd

20.00

412
25.94
boxhub

25.03'

8.43'

34.11'

8.43'

60
25.47
+-hub

57.51'

80.40'

42.86'

16.82'

417

fnd

77.86'

56
24.91
hub

20.00

20.00

77.56'

117.56'

408

413
29.07
boxhub

55
28.74
setnail

151.84'

S45°39'17.4"W

409
25.49
fndipin

245.15'

N21°32'04.9"W

```
Command= 210-
Point#, Start#-End# or G#= 1-656
```

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
03-02-2025				14:11:31		D:...\BMHOME22	
		20.60	setpk	1	1494.7076	1037.9759	
		19.39	fndip	3	1491.9478	956.4226	
		18.41	cbasin	4	1531.8145	1009.2281	
		18.73	gnd@fndi	5	1569.3116	1076.1424	
		21.00	mhcover	8	1464.1730	1008.8763	
		23.44	lamppst	14	1486.8694	1081.8716	
		17.68	cbasin	15	1559.1913	1051.8532	
		19.10	CBASIN	16	1499.4198	957.5238	
		19.38	fndip	50	1491.9485	956.4426	SS
		25.49	fndipin	51	1264.0068	1045.9901	SS
		24.27	setpk	52	1466.7219	1098.3666	SS
		25.94	sethub	53	1397.4784	1133.9810	SS
		29.07	sethub	54	1343.7087	1029.4393	SS
		28.74	setnail	55	1345.8328	1052.2763	SS
		24.91	hub	56	1364.8485	1006.2012	SS
		26.13	hub	57	1442.8024	1126.0371	SS
		23.78	hub	58	1474.7090	1113.7306	SS
		21.02	MHcov A	59	1463.9991	1008.8269	SS
		25.47	+-hub	60	1392.3937	995.7892	SS
			lc	406	1491.9478	956.4226	
			lc	407	1569.2361	1076.2741	
			lc	408	1370.0384	1154.9951	
			lc	409	1263.9069	1046.4095	
			box	410	1412.9544	993.8247	
			box	411	1466.7235	1098.3627	
			box	412	1397.4816	1133.9775	
			box	413	1343.7121	1029.4395	
			fnd	414	1408.7633	1018.4709	
			fnd	415	1447.5901	1085.7135	
			fnd	416	1405.3859	1105.6191	
			fnd	417	1370.6732	1038.0627	
			lf	418	1426.8880	1020.8115	
			lf	422	1426.8461	1020.8330	
			lf	423	1453.5232	1007.1096	
			lf	424	1476.3956	1051.5714	
			lf	425	1449.7185	1065.2948	

```
Point#, Start#-End# or G#= 4-
```

20.60 setpk HI 1/.89 1494.7076 1037.9759 OCC

Backsight Point= 3

19.39 fndip HI 3 4.65 1491.9478 956.4226 BS

Point#, Start#-End# or G#= 406-417,422-425

Maximum Distance= 500

00-00-00.0	81.600 81.58	lc -1.46	406 IP	1491.9478	956.4226 50	
119-08-08.1	83.793	lc	407	1569.2361	1076.2741	
228-45-04.0	170.985	lc	408	1370.0384	1154.9951	
269-50-43.7	230.955 * 269-56-55	lc 230.84	409	1263.9069	1046.4095 51 FND IPIN	
300-18-34.7	92.914	box	410	1412.9544	993.8247	
206-48-06.7	66.556 +3.61 +4.83	box set PK	411	1466.7235	1098.3627 52 SETPK	
227-18-04.4	136.635 + 5.28 4.83	box set HUB	412	1397.4816	1133.9775 53 SETHUB	
275-10-26.0	151.237 +8.41 4.83	box SETHUB	413	1343.7121	1029.4395 54 SETHUB	
284-43-29.4	88.130	fnd	414	1408.7633	1018.4709	
226-33-49.0	67.074	fnd	415	1447.5901	1085.7135	
234-48-05.7	112.045	fnd	416	1405.3859	1105.6191	
271-53-53.1	124.034	fnd	417	1370.6732	1038.0627	

Command= 4-

4/26/23 * AWB & MHT

266-27-05 149.56 +8.08 4.83 SET NL STUMP 55

285-41-15 133.69 +4.25 ± 4.83 SET HUB 56

212-27-15 102.22 +5.47 4.83 SET HUB 57

1) CONFIRM AT LEAST 1 REAR LOT CORNER

2) LOCATE 4 HUBS AND NAIL IN STUMP

3) SET HUBS FOR BOX 6 × 0.03 × 2.3

0.18

0.36

* (1) 269-56-50 230.82 IPIN

(2) 269-57-00 230.86 IPIN

196-43-35 78.35 +3.12 4.83 SET HUB 58

chk 00 OK

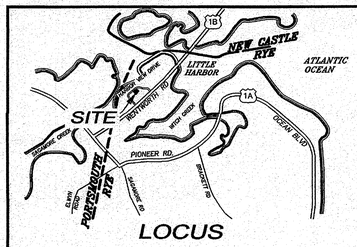
AMH

315-26-45 42.34 +0.36 4.83 59

294-20-45 110.67 +4.81 4.83 SETHUB

60± APPROX

N21° 57
60
25.47
+ hub
27.97
56
24.91
hub
45.60
47.53
32.39
54
29.07
setnub
28.31
28.62
55
28.74
setnail
414
fnd
56.07
423
59
21.02
MHcov A
50'
422
88.13
1
20.60
setpk
42.86'
42.83
417
fnd
53.44'
77.65
78.62
LEACH FIELD
C/L
424
67.07
425
90.48
87.21
75.95
79.95
3.78'
24.12'
34.11'
8.43'
8.43'
39.47
14
23.44
lamppst
415
fnd
22.94
27.00'
1.60'
46.66
19.64'
38.99
52
24.27
setpk
416
fnd
40.61
69.80
42.625
58
23.78
hub
29.44
57
26.13
hub
512
25.94
setnub



NOTES:

1. OWNER OF RECORD..... **N/F THOMAS M. KEANE, TRUSTEE OF HARBORVIEW REALTY TRUST**
   DEED REFERENCE..... 3694/2107
   TAX SHEET / LOT..... 24/54
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 10,000 FEET.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG–SAFE @ 1–800–225–4977.
4. ELEVATION DATUM: NGVD 1929. PRIMARY BENCH MARK: USGS DISK Z 31 1943, EL=21.89.
5. ZONED:..... SINGLE RESIDENCE — FRONT YARD SETBACK.... 40'
   MINIMUM LOT AREA 66,000 S.F. — SIDE YARD SETBACK.....20'
   FRONTAGE..... 200' — REAR YARD SETBACK.....30'
6. WATER SERVICE LOCATION NOT IDENTIFIED.
7. THE PARCEL SHOWN HEREON IS SUBJECT TO A 15' x 50' EASEMENT IN FAVOR OF NEW ENGLAND TELEPHONE AND TELEGRAPH CO. & PUBLIC SERVICE CO. OF N.H., OVER THE S'LY PROPERTY LINE, THE EXACT LOCATION OF WHICH IS TO BE DETERMINED UPON ACTUAL PLACEMENT OF STRUCTURES PER BK 2402 PAGE 1065 RCRD.
8. THE PARCEL SHOWN HEREON HAS THE BENEFIT OF A DRAINAGE AGREEMENT BETWEEN LOTS 22, 25 & 26 AND THE TOWN OF RYE, PER BK 1996 PG 467 RCRD.

REFERENCE PLANS:

EXISTING CONDITIONS PLAN, 85 WENTWORTH ROAD (NH RT 1B), RYE, NEW HAMPSHIRE, for MARY JO BROOKS, DATED 2/7/97, REV. 2/25/97, PLAN NO. 20757, BY JAMES VERRA and ASSOCIATES, INC.

LEGEND:

- IRON PIPE
- BOUND as DESCRIBED
- IRON PIPE
- CHAIN LINK FENCE
- POST & RAIL FENCE
- WOOD FENCE
- STEEL POST & WIRE FENCE
- RETAINING / dry MORTARED WALL
- CEMENT CONCRETE PAD
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- DRAIN LINE
- OVERHEAD WIRES
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- BRUSH LINE
- TREE LINE
- LEDGE OUTCROP
- W WATER LINE
- CATCH BASIN
- D DRAIN LINE
- UGE UNDERGROUND ELECTRIC
- LA LANDSCAPED AREA
- TREE AS DESCRIBED
- (25) LOT NUMBER PER ORIGINAL LOT PLAN

20 0 20 40 60 80 FEET
10 0 10 20 METERS

REV. NO.	DATE	DESCRIPTION	APPR'D

EXISTING CONDITIONS PLAN
40 HARBORVIEW DRIVE
RYE, NEW HAMPSHIRE
for
SCOTT MORRISSE

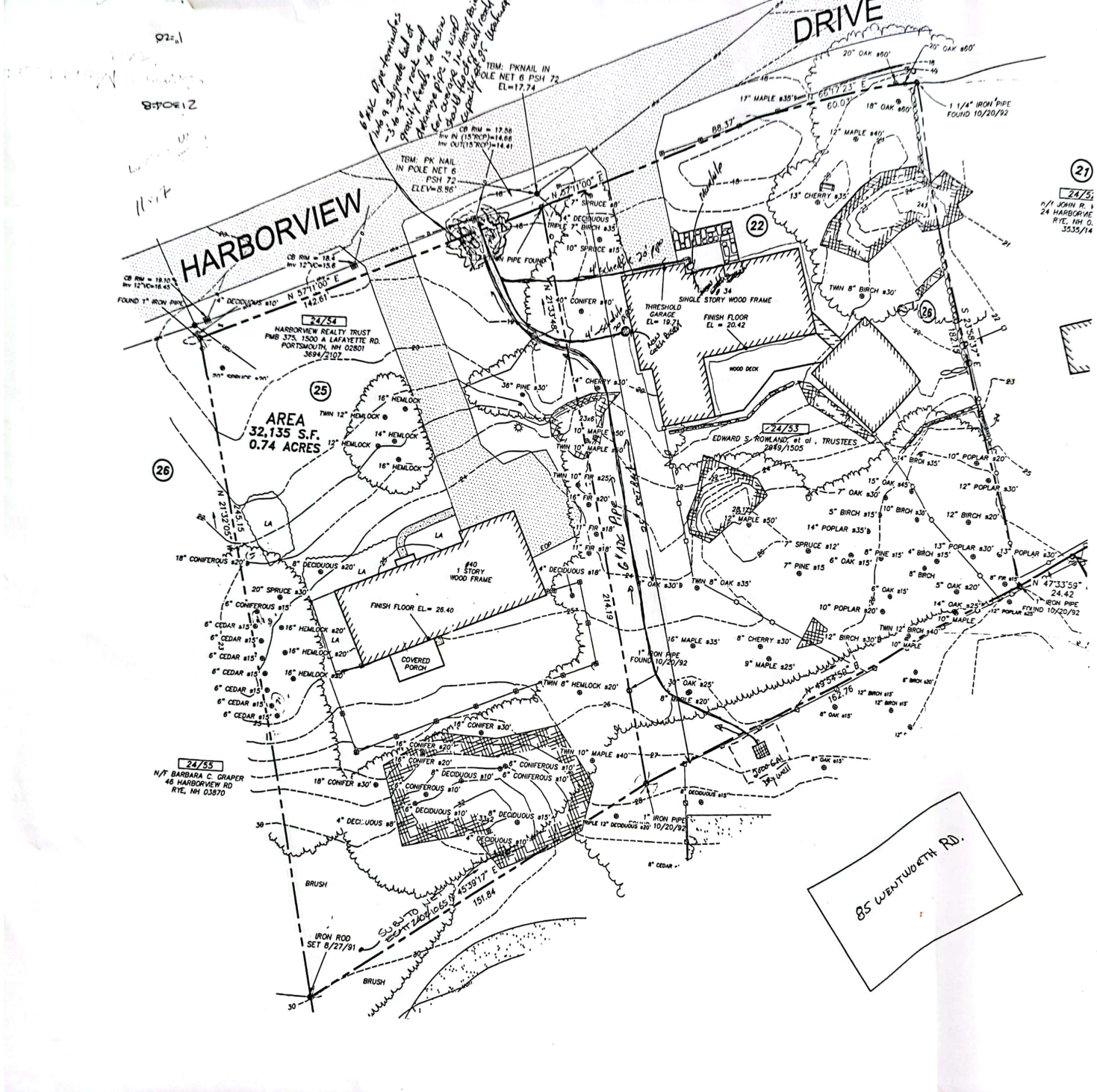
JAMES VERRA and ASSOCIATES, INC.
445 U.S. ROUTE 1 BY–PASS
SUITE # 2
PORTSMOUTH, N.H. 03801
(603)436–3557

HRM PROJECT MGR — HRM DRAWN BY

COPYRIGHT ©2002 by JAMES VERRA and ASSOCIATES, INC.

DATE:	11–19–02
JOB NO:	21304
SCALE: 1" =	20'
DWG NAME:	21304BAS
PLAN NO:	21304–4
SHEET:	1 OF 1

AUG 09 2022



NOTES:

1. OWNER OF RECORD..... SCOTT
   DEED REFERENCE..... 3694/
   TAX SHEET / LOT..... 24/55
   OWNER OF RECORD..... EDWAR
   DEED REFERENCE..... 2949/
   TAX SHEET / LOT..... 24/53
   OWNER OF RECORD..... SCOTT
   DEED REFERENCE..... 3503/
   TAX SHEET / LOT..... 24/59
2. THE RELATIVE ERROR OF CLOSURE WA
3. THE LOCATION OF ALL UNDERGROUND APPROXIMATE AND ARE BASED UPON STRUCTURES (IE CATCH BASINS, MANH COMPILED FROM PLANS PROVIDED BY AGENCIES. ALL CONTRACTORS SHOULD PRIOR TO ANY EXCAVATION WORK AND
4. ELEVATION DATUM: NGVD 1929. PRIM
5. NH JURISDICTIONAL WETLANDS BY NH NEWMARKET, N.H., TAKEN FROM REFER
6. ZONED:..... SINGLE RESIDENCE
   MINIMUM LOT AREA 66,000 S.F.
   FRONTAGE..... 200'
7. WATER SERVICE LOCATION NOT IDENTIF
8. LOT 24/54 IS SUBJECT TO A 15' x 50 NEW ENGLAND TELEPHONE AND TELEGR THE S'LY PROPERTY LINE, THE EXACT ACTUAL PLACEMENT OF STRUCTURES F
9. LOT 24/54 HAS THE BENEFIT OF A DR BETWEEN LOTS 22, 25 & 26 AND THE

REFERENCE PLANS:

EXISTING CONDITIONS PLAN, 85 WENTWORTH for MARY JO BROOKS, DATED 2/7/97, REV. BY JAMES VERRA and ASSOCIATES, INC.

PLAN OF HARBORVIEW ESTATES, RYE, NEW H BY JOHN W. DURGIN, CE.

LEGEN
IRO
BOU
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UTIL
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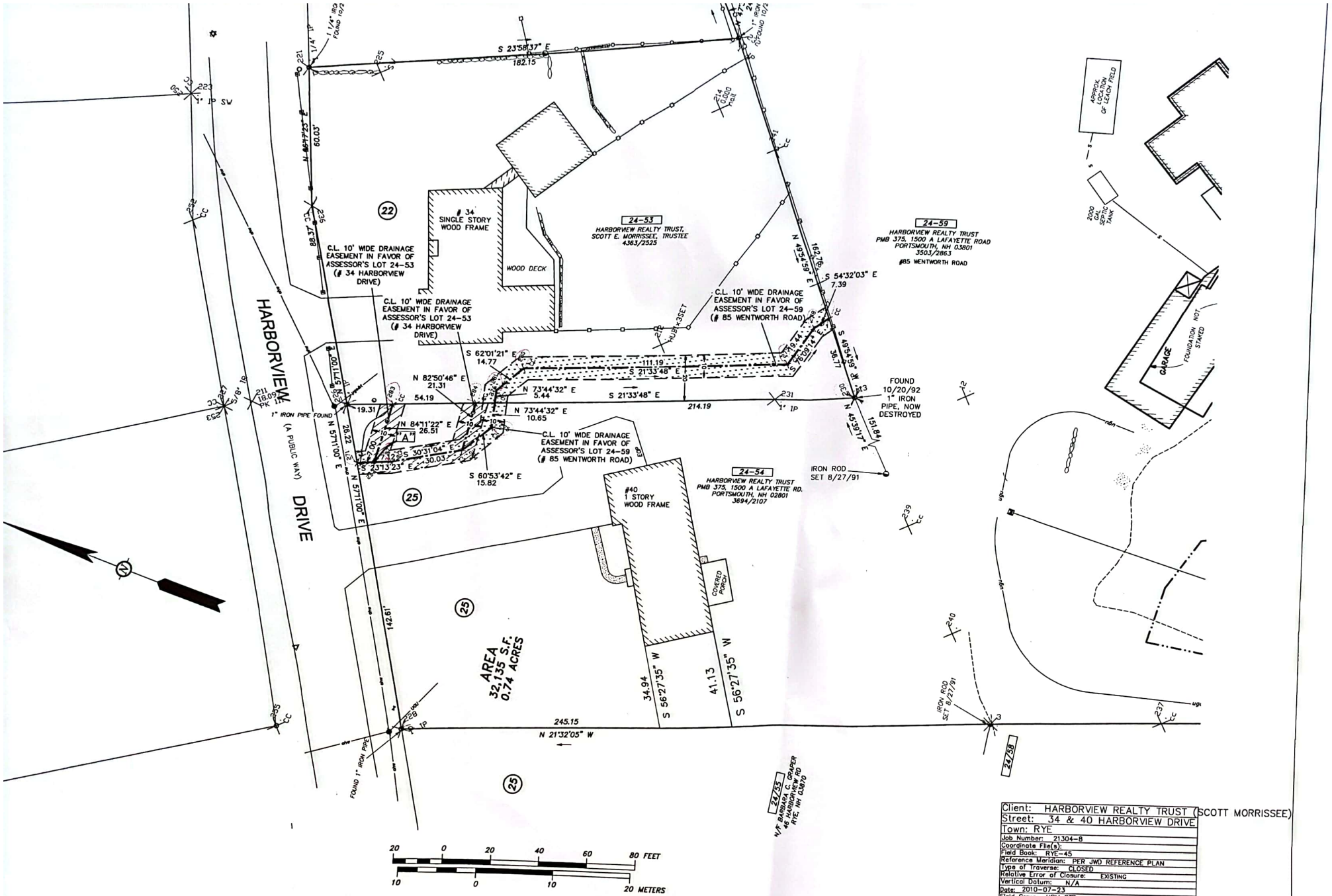
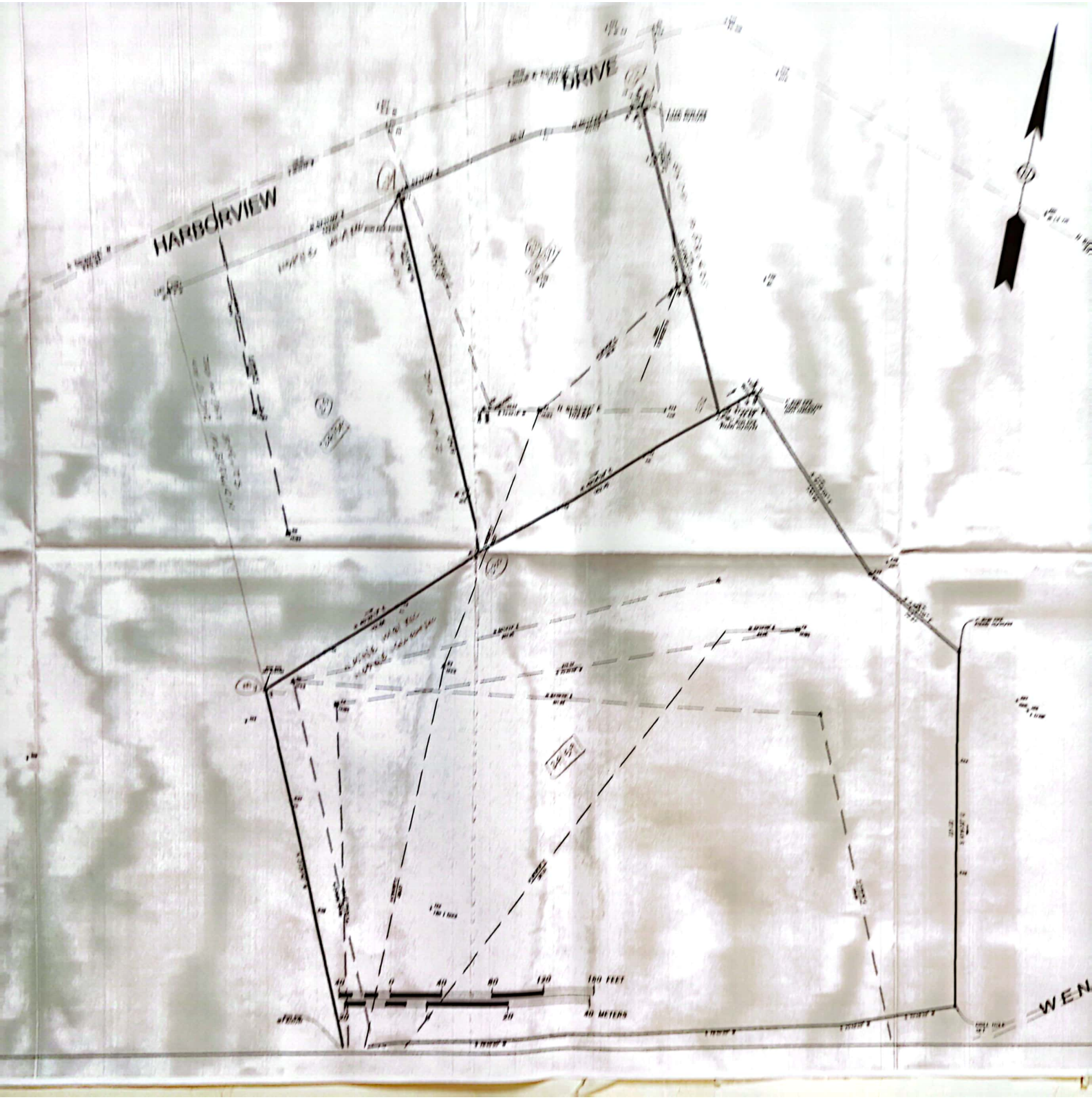
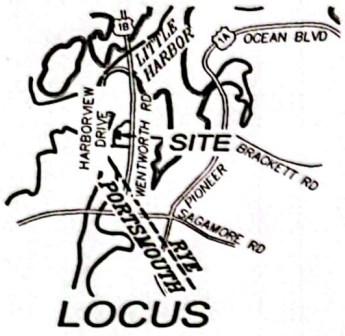
LOC



Client:	HARBORVIEW REALTY TRUST (SCOTT MORRISSEE)
Street:	34 & 40 HARBORVIEW DRIVE
Town:	RYE
Job Number:	21304-B
Coordinate File(s):	
Field Book:	RYE-45
Reference Meridian:	PER JWD REFERENCE PLAN
Type of Traverse:	CLOSED
Relative Error of Closure:	EXISTING
Vertical Datum:	N/A
Date:	2010-07-23
Field Crew:	HRM GTD
Scale:	AS NOTED 1" = 20'
Research By:	HRM
Calc By:	HRM

AUG 09 2022


HARBORVIEW
DRIVE
WEN

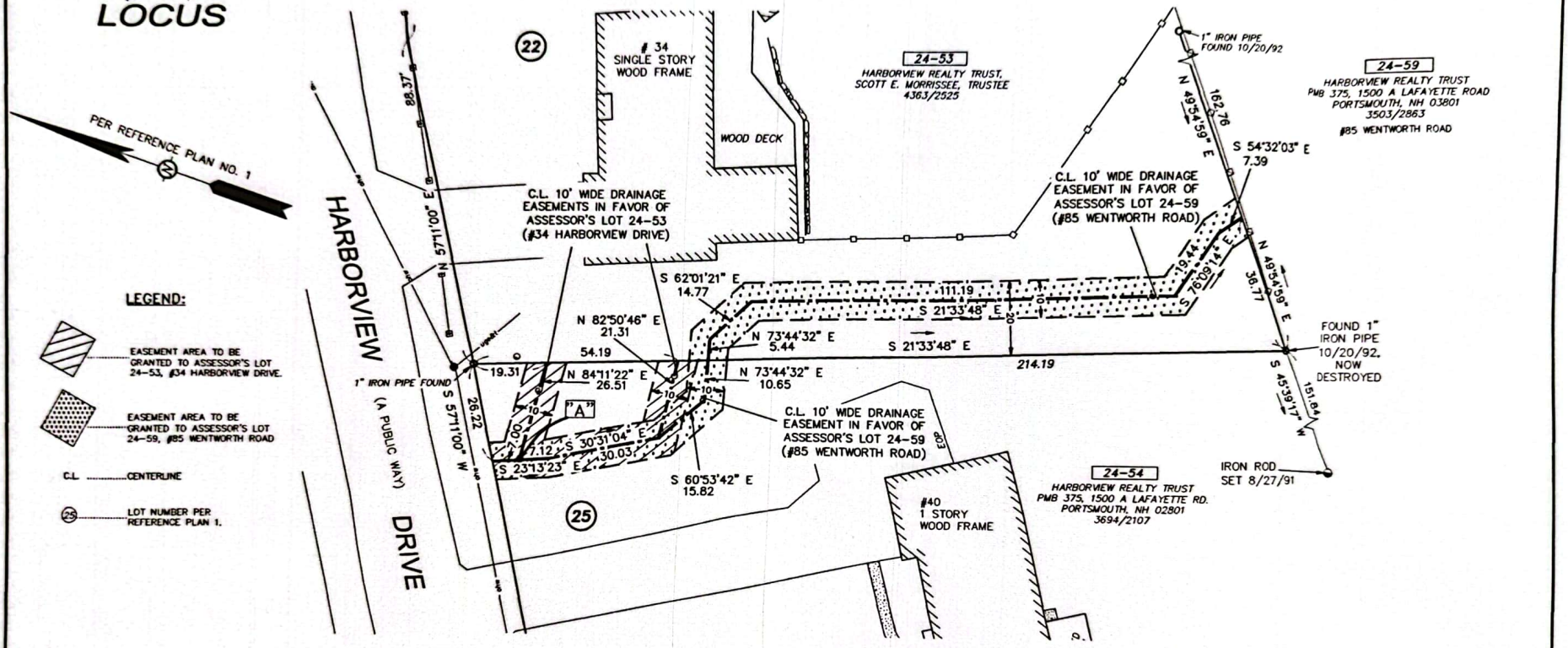


REFERENCE PLANS:

1. PLAN OF LOTS, HARBORVIEW ESTATES, SEYBOLT REALTY CORPORATION, WENTWORTH ROAD, RYE, NEW HAMPSHIRE, BY JOHN W. DURGIN, DATED MAY, 1964, REVISED NOVEMBER 1964, RCRD PLAN NO. 398.
2. PLAN OF LAND OF LOTS 17,22,23 AND 25, HARBORVIEW ESTATES, RYE, NEW HAMPSHIRE, DATED SEPTEMBER 28, 1992, RCRD PLAN NO. D-21850.

NOTES:

1. OWNER OF RECORD.....HARBORVIEW REALTY TRUST - SCOTT MORRISSEE, TRUSTEE
   ADDRESS.....1500A LAFAYETTE ROAD, SUITE 400, PORTSMOUTH, NH 03801
   DEED REFERENCE.....3503/2863, 3694/2107 & 4363/2525
   TAX SHEET / LOT.....24-59, 24-54 & 24-53
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE. NOT ALL UTILITIES ARE SHOWN HEREON.



LEGEND:

- EASEMENT AREA TO BE GRANTED TO ASSESSOR'S LOT 24-53, #34 HARBORVIEW DRIVE.
- EASEMENT AREA TO BE GRANTED TO ASSESSOR'S LOT 24-59, #85 WENTWORTH ROAD
- C.L. .....CENTERLINE
- (25) .....LOT NUMBER PER REFERENCE PLAN 1.

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JAMES VERRA DATE

20 0 20 40 60 80 FEET
10 0 10 20 METERS

REV. NO.	DATE	DESCRIPTION	APPR'D

DRAINAGE EASEMENT PLAN
34 & 40 HARBORVIEW DRIVE AND 85 WENTWORTH ROAD
RYE, NEW HAMPSHIRE
Owners: HARBORVIEW REALTY TRUST
ASSESSOR'S PARCELS: 24-53, 24-54 & 24-59

JAMES VERRA and ASSOCIATES, INC.
101 SHATTUCK WAY
SUITE # 8
NEWINGTON, N.H 03801-7876
603.436.3557

DATE:	07-28-2010
JOB NO:	21304
SCALE: 1" = 20'	
DWG NAME:	21304-8
PLAN NO:	21304-8
SHEET:	1 OF 1

HRM PROJECT MGR HRM DRAWN BY

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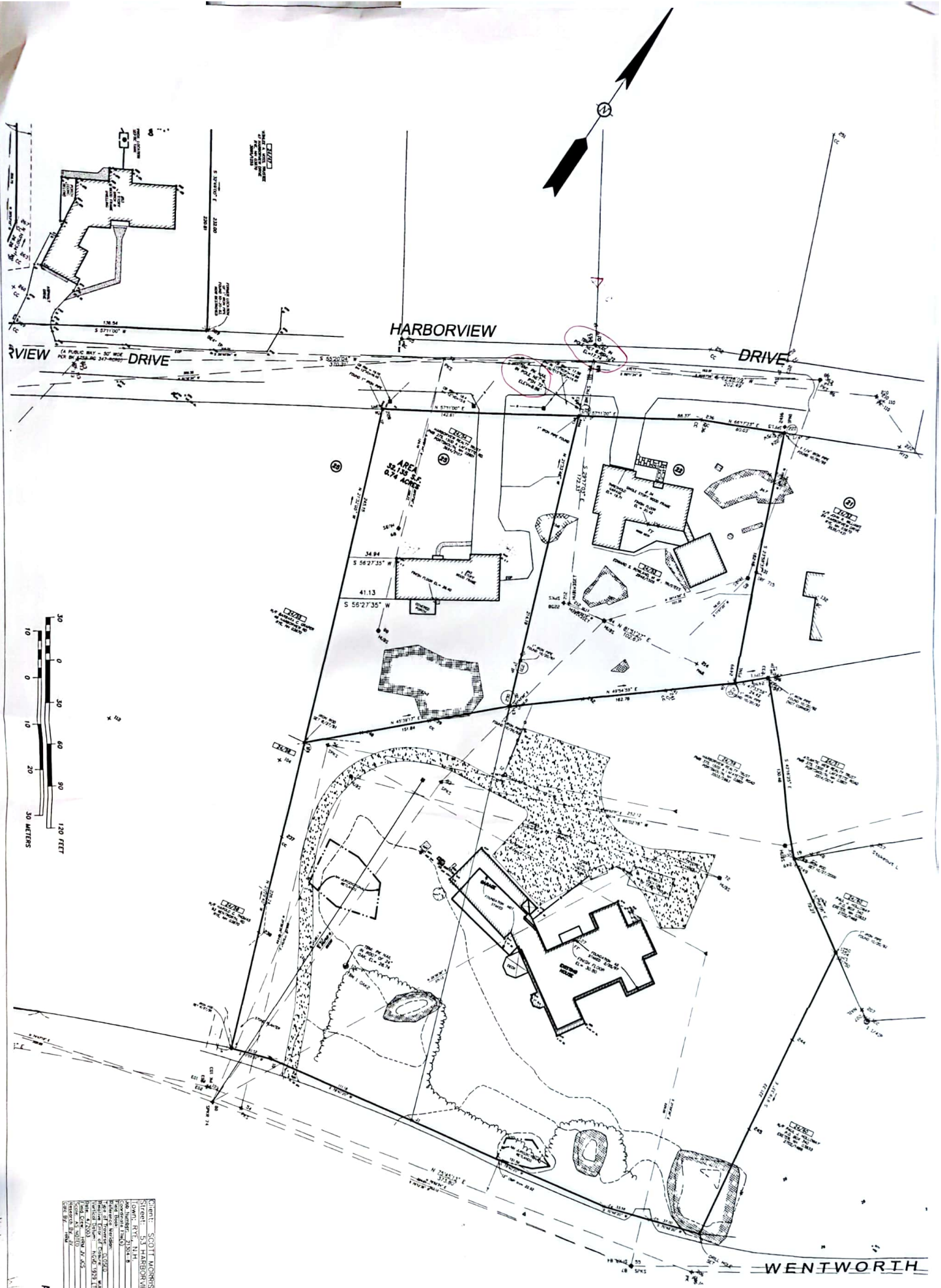
RCRD # C-36478
AUG 09 2022



Client: SCOTT MORRISSEE
Street: 53 HARBORVIEW DRIVE
Town: RYE N.H.
Coordinates (Lat.)
Plan Book
Page Nos.
Date of Survey
Datum
Horizontal Datum
Date: 4/2003
Scale: 1"=30'
Research By
Field By

AUG 09 2022

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 10/11/2022

APPROVAL NUMBER: eCA2022101122

I. PROPERTY INFORMATION

Address: 40 HARBORVIEW DRIVE
RYE NH 03870
Subdivision Approval No.: PRE-1967
Subdivision Name:
County: ROCKINGHAM
Tax Map/Lot No.: 24/54

II. OWNER INFORMATION

Name: MICHAEL ADAM AND KATHERINE RAINER
Address: 32 SUMAC LANE
DURHAM NH 03824

III. APPLICANT INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113

IV. DESIGNER INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113
Permit No.: 00348

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: STONE AND PIPE
B. NO. OF BEDROOMS: 5
C. APPROVED FLOW: 750 GPD
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved with a public water system only.
3. No waivers have been approved.

Travis Guest
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 10/11/2026, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202205739-1
APPROVAL NUMBER: eCA2022101122
RECEIVED DATE: October 11, 2022
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 5

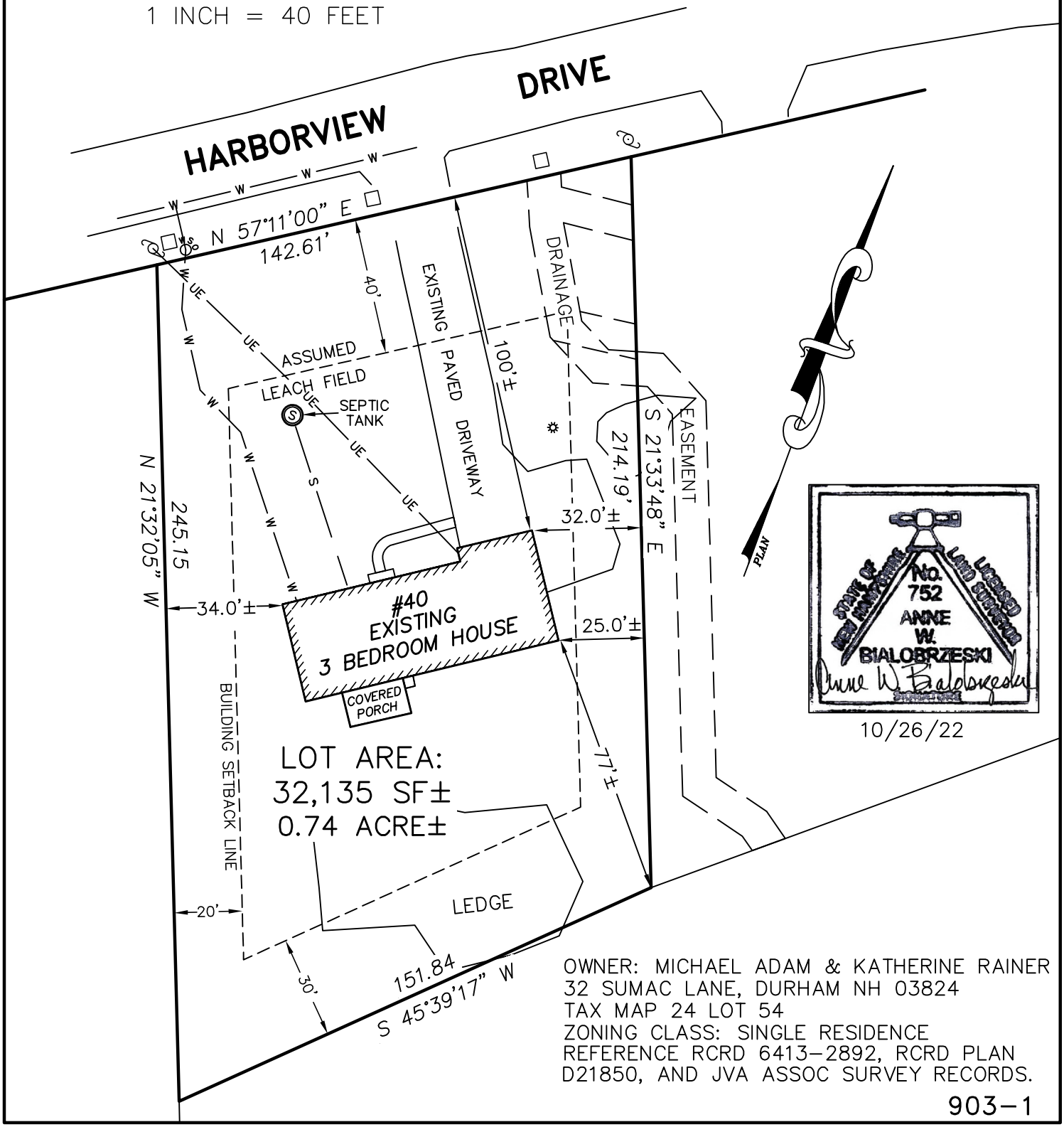
BUILDING PERMIT APPLICATION PLAN
SHEET 1 – EXISTING CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' OCT 26, 2022

STOCKTON SERVICES
HAMPTON, NH

40 0 20 40 80

1 INCH = 40 FEET

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD OR STATE SHORELAND PROTECTION ZONE. NO JURISDICTIONAL WETLANDS EXIST ON OR IMMEDIATELY ADJACENT TO THE LOT.



STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR

10/26/22

OWNER: MICHAEL ADAM & KATHERINE RAINER
32 SUMAC LANE, DURHAM NH 03824
TAX MAP 24 LOT 54
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413–2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903–1

BUILDING PERMIT APPLICATION PLAN
SHEET 2 – PROPOSED CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' OCT 26, 2022

STOCKTON SERVICES
HAMPTON, NH

REVISED 4/04/23

40 0 20 40 80

1 INCH = 40 FEET

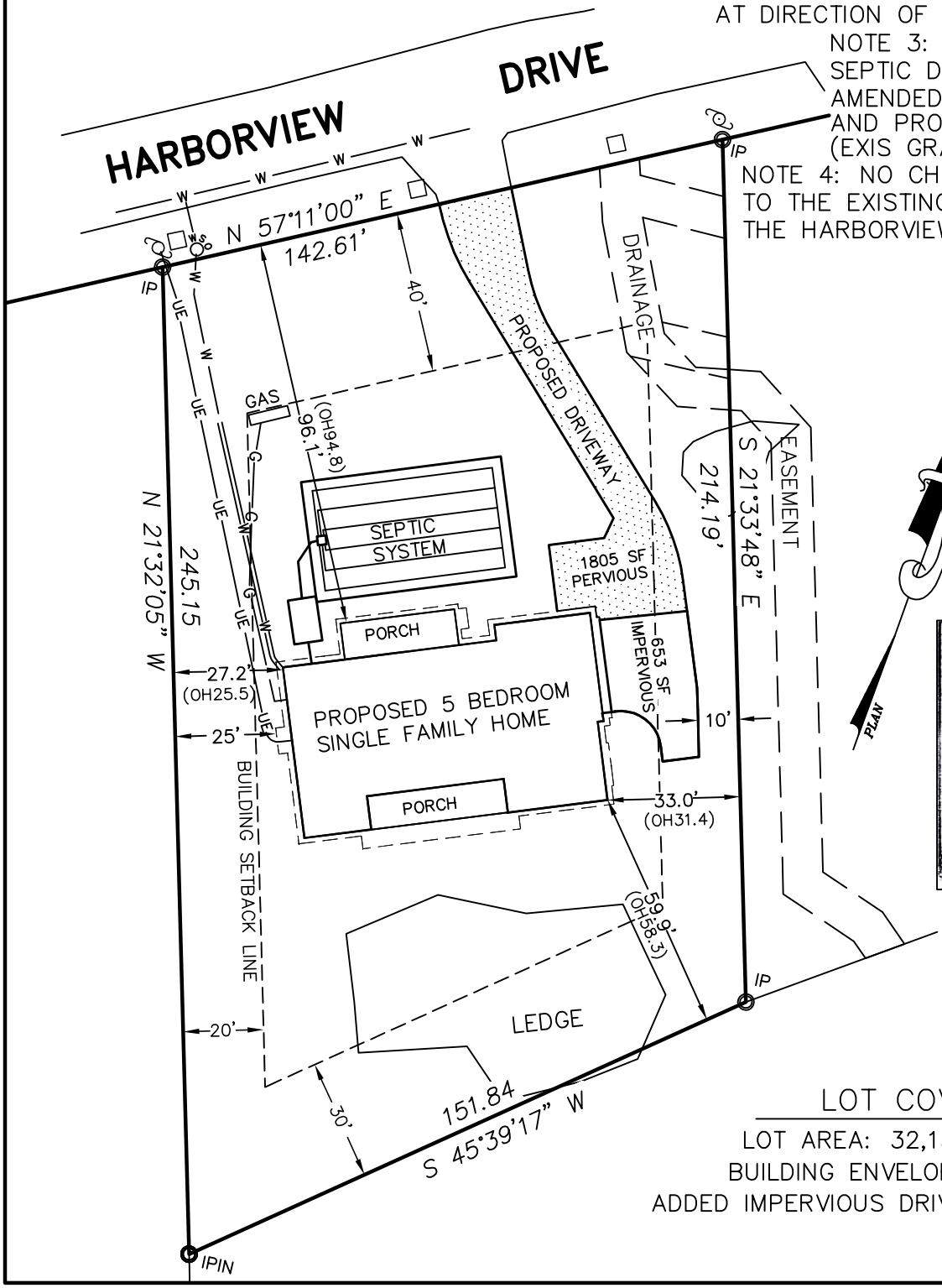
OWNER: MICHAEL ADAM & KATHERINE RAINER
32 SUMAC LANE, DURHAM NH 03824
TAX MAP 24 LOT 54
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413–2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

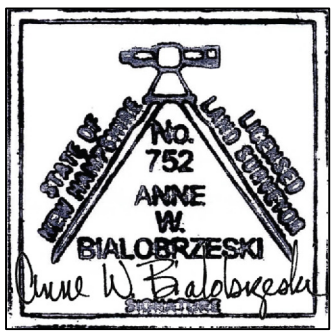
NOTE 1: FOR LAYOUT AND DIMENSIONS OF PROPOSED DWELLING, SEE BUILDING PLANS BY HAABITT INCLUDED IN THIS PERMIT APPLICATION.

NOTE 2: ALL UNDERGROUND ELECTRIC, WATER, AND GAS LINES TO BE INSTALLED AT DIRECTION OF RESPECTIVE UTILITY.

NOTE 3: REFERENCE APPROVED SEPTIC DESIGN eCA2022101122 AMENDED 3/31/23 FOR EXISTING AND PROPOSED GRADES. (EXIS GRADE = EL 25)

NOTE 4: NO CHANGES ARE PROPOSED TO THE EXISTING DRIVEWAY ACCESS IN THE HARBORVIEW DRIVE RIGHT OF WAY.





04/04/2023

LOT COVERAGE DETAILS

LOT AREA: 32,135 SF± (0.74 ACRE±)
BUILDING ENVELOPE = 4167 SF (13.0%)
ADDED IMPERVIOUS DRIVEWAY= 653 SF (2.0%)

903–2R

STORMWATER MANAGEMENT PLAN
40 HARBORVIEW DRIVE RYE,NH

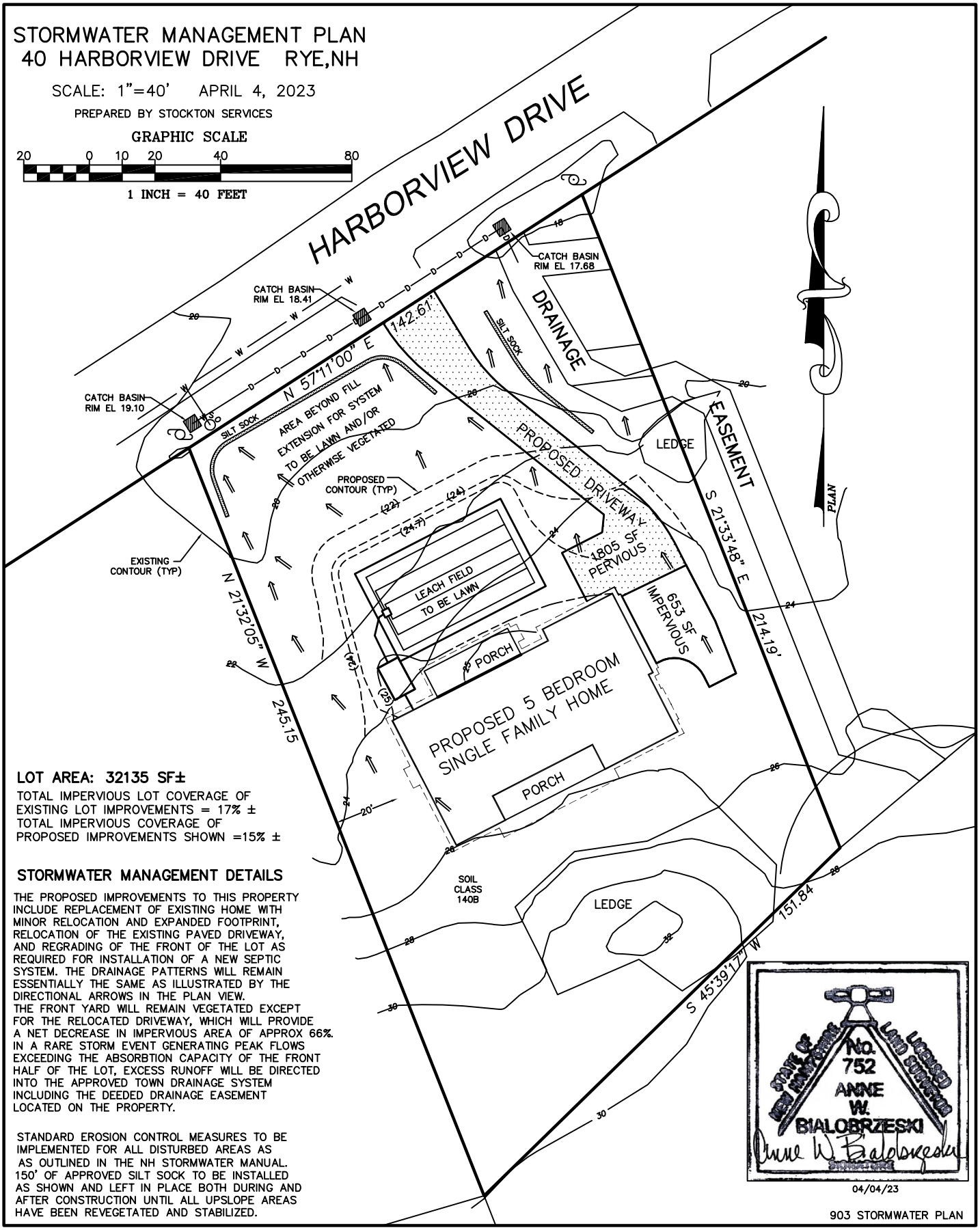
SCALE: 1"=40' APRIL 4, 2023

PREPARED BY STOCKTON SERVICES

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 40 FEET



LOT AREA: 32135 SF±

TOTAL IMPERVIOUS LOT COVERAGE OF EXISTING LOT IMPROVEMENTS = 17% ±
TOTAL IMPERVIOUS COVERAGE OF PROPOSED IMPROVEMENTS SHOWN =15% ±

STORMWATER MANAGEMENT DETAILS

THE PROPOSED IMPROVEMENTS TO THIS PROPERTY INCLUDE REPLACEMENT OF EXISTING HOME WITH MINOR RELOCATION AND EXPANDED FOOTPRINT, RELOCATION OF THE EXISTING PAVED DRIVEWAY, AND REGRADING OF THE FRONT OF THE LOT AS REQUIRED FOR INSTALLATION OF A NEW SEPTIC SYSTEM. THE DRAINAGE PATTERNS WILL REMAIN ESSENTIALLY THE SAME AS ILLUSTRATED BY THE DIRECTIONAL ARROWS IN THE PLAN VIEW.
THE FRONT YARD WILL REMAIN VEGETATED EXCEPT FOR THE RELOCATED DRIVEWAY, WHICH WILL PROVIDE A NET DECREASE IN IMPERVIOUS AREA OF APPROX 66%. IN A RARE STORM EVENT GENERATING PEAK FLOWS EXCEEDING THE ABSORBTION CAPACITY OF THE FRONT HALF OF THE LOT, EXCESS RUNOFF WILL BE DIRECTED INTO THE APPROVED TOWN DRAINAGE SYSTEM INCLUDING THE DEEDED DRAINAGE EASEMENT LOCATED ON THE PROPERTY.

STANDARD EROSION CONTROL MEASURES TO BE IMPLEMENTED FOR ALL DISTURBED AREAS AS AS OUTLINED IN THE NH STORMWATER MANUAL. 150' OF APPROVED SILT SOCK TO BE INSTALLED AS SHOWN AND LEFT IN PLACE BOTH DURING AND AFTER CONSTRUCTION UNTIL ALL UPSLOPE AREAS HAVE BEEN REVEGETATED AND STABILIZED.

04/04/23

903 STORMWATER PLAN

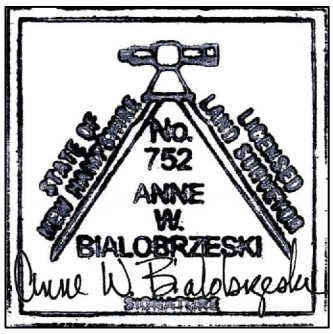
FOUNDATION CERTIFICATION
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' JULY 15, 2023

STOCKTON SERVICES
HAMPTON, NH

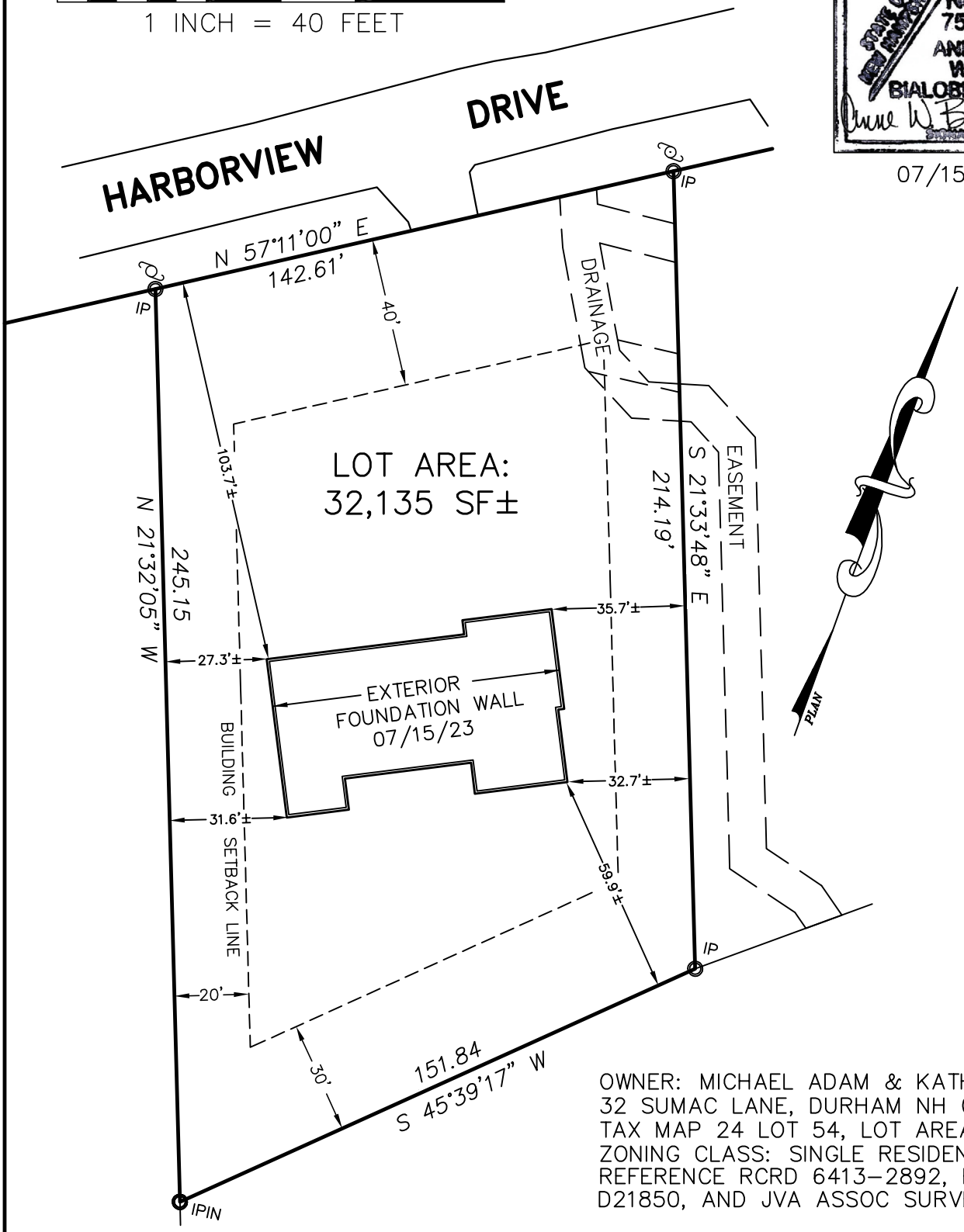
40 0 20 40 80

1 INCH = 40 FEET

THE PURPOSE OF THIS PLAN IS TO CERTIFY TO PROPERTY LINE SETBACKS FROM THE EXTERIOR WALL OF THE NEWLY CONSTRUCTED FOUNDATION.



07/15/23



OWNER: MICHAEL ADAM & KATHERINE RAINER
32 SUMAC LANE, DURHAM NH 03824
TAX MAP 24 LOT 54, LOT AREA: 32,135 SF±
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413–2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903 FND CERT

AS-BUILT CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' MAY 6, 2024

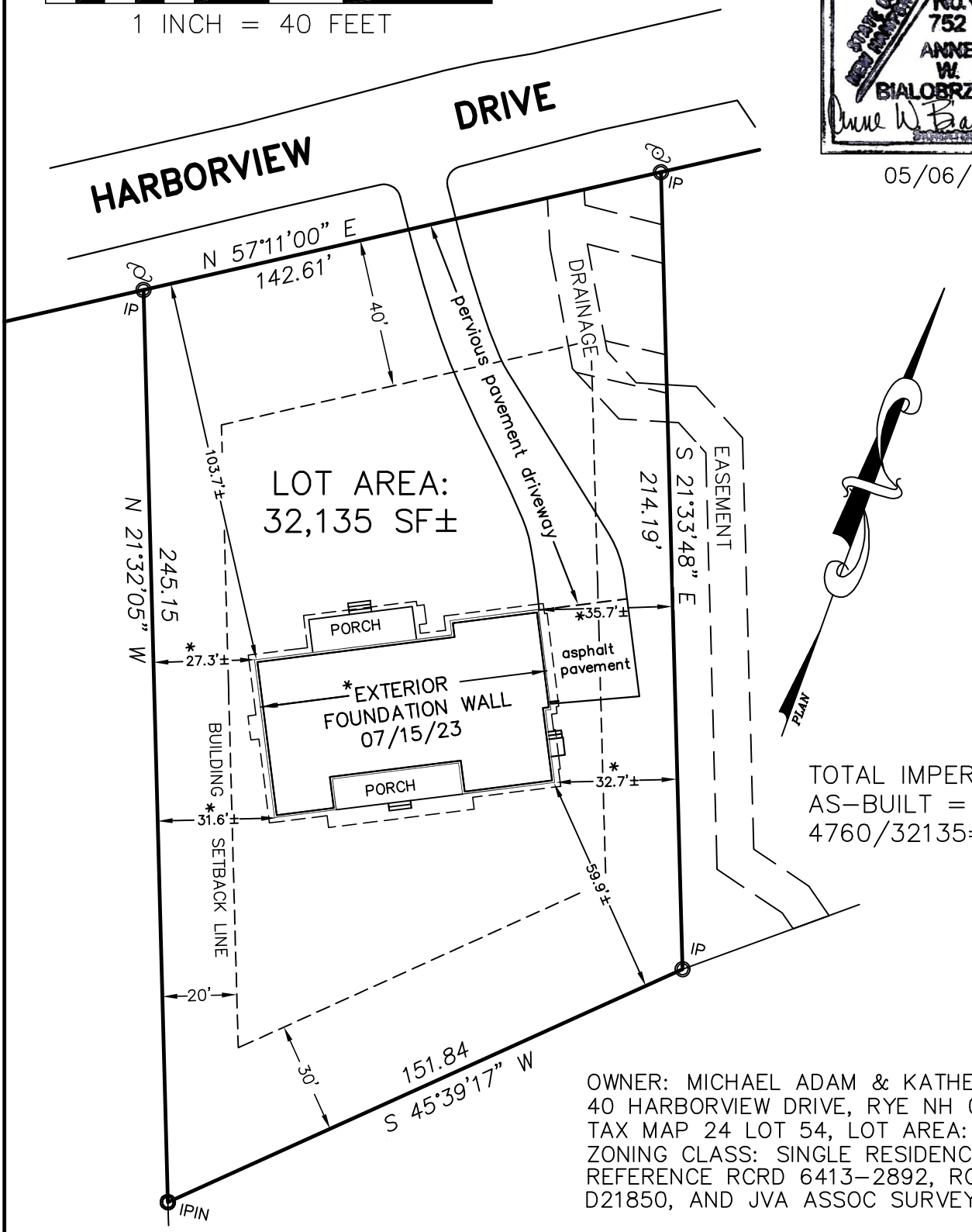
STOCKTON SERVICES
HAMPTON, NH

40 0 20 40 80

1 INCH = 40 FEET

SETBACKS SHOWN ARE AS PREVIOUSLY CERTIFIED FROM FOUNDATION WALL.
AS-BUILT DRIVEWAY AND FINAL IMPERVIOUS AREA ADDED 05/06/24

05/06/24



TOTAL IMPERVIOUS
AS-BUILT = 4760 SF±
4760/32135=14.8%

OWNER: MICHAEL ADAM & KATHERINE RAINER
40 HARBORVIEW DRIVE, RYE NH 03870
TAX MAP 24 LOT 54, LOT AREA: 32,135 SF±
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413-2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903 AS-BUILT

AS-BUILT CONDITIONS
40 HARBORVIEW DRIVE, RYE NH
SCALE:1"=40' MAY 6, 2024

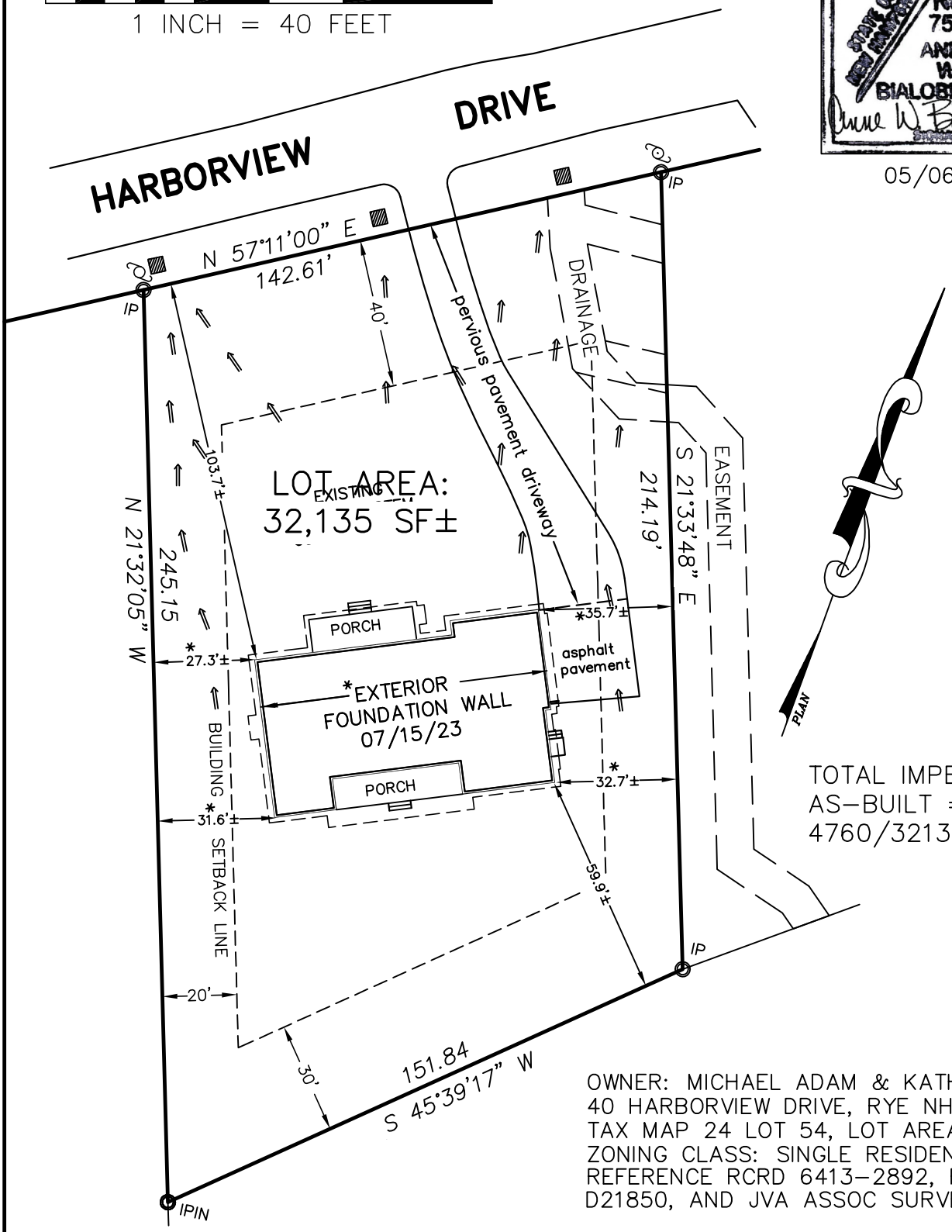
STOCKTON SERVICES
HAMPTON, NH

40 0 20 40 80

1 INCH = 40 FEET

SETBACKS SHOWN ARE AS PREVIOUSLY CERTIFIED FROM FOUNDATION WALL.
AS-BUILT DRIVEWAY AND FINAL IMPERVIOUS AREA ADDED 05/06/24

05/06/24



TOTAL IMPERVIOUS
AS-BUILT = 4760 SF±
4760/32135=14.8%

OWNER: MICHAEL ADAM & KATHERINE RAINER
40 HARBORVIEW DRIVE, RYE NH 03870
TAX MAP 24 LOT 54, LOT AREA: 32,135 SF±
ZONING CLASS: SINGLE RESIDENCE
REFERENCE RCRD 6413-2892, RCRD PLAN D21850, AND JVA ASSOC SURVEY RECORDS.

903 AS-BUILT

These are the articles considered for amendment by the Planning Board in its December 04, 2018 meeting, The minutes of this meeting follow.

203.3E**Building Area:** No dwelling shall occupy more than fifteen percent (15%) of its lot. Every dwelling unit shall have a minimum ground floor area of 960 square feet, except that dwellings having living quarters on more than one floor above the basement may be reduced in ground floor area to 720 square feet, provided that a minimum living space of 960 square feet be provided therein. Open porches, garages, carports, barns, sheds, and un-walled covered areas shall not be included as ground floor area or living space, but their additional area, together with the dwelling, shall occupy no more than fifteen percent (15%) of its lot. (Revised 3/9/99)

This article applies only to structures and not does include (or limit) other impervious surfaces.

204.3E.**Building Area:** No dwelling shall occupy more than thirty percent (30%) of its lot. Every dwelling shall have a minimum ground area of 960 square feet except that dwellings having living space on more than one floor above the basement may be reduced in ground floor area to 700 square feet. Open porches, garages, carports, paved driveways and other impermeable areas, barns, sheds, and unwalled covered areas shall not be included as ground floor area or living space but their additional area, together with the dwelling, shall occupy no more than thirty percent (30%) of its lot. However, no dwelling unit shall provide less than 600 square feet of floor area per family. (Revised 3/9/99)

This article also applies only to structures and does not include (or limit) other impervious surfaces.

304.5 Coverage: Within the Coastal Area District, no dwelling shall occupy more than fifteen percent (15%) of its lot. The dwelling plus open porches, accessory buildings, paved driveways, sidewalks and other impermeable surfaces shall not occupy more than thirty percent (30%) of the lot. (Rev. 3/14/00)

This article already included other impervious surfaces but allowed for additional lot coverage area above the building coverage limit.

- **2019-07: Coverage**

RYE PLANNING BOARD
PROPOSED ZONING ORDINANCE AMENDMENT 2019-07

Re: Coverage

Amend the following sections of the zoning ordinance. (Note: New language ***emboldened and italicized.*** Deleted language ~~struck through~~).

Section 203.3. E. Building Area (in SR District). No dwelling shall occupy more than fifteen percent (15%) of its lot. Every dwelling unit shall have a minimum ground floor area of 960 square feet, except that dwellings having living quarters on more than one floor above the basement may be reduced in ground floor area to 720 square feet, provided that a minimum living space of 960 square feet be provided therein. Open porches, garages, carports, barns, sheds, and un-walled covered areas shall not be included as ground floor area or living space~~,. but their additional area, together with the dwelling,~~ ***Dwellings plus open porches, decks, garages, carports, barns, sheds and other accessory buildings; plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces*** shall occupy no more than fifteen percent (15%) of ~~its~~ ***the*** lot.

This amendment adds driveway and other impervious surfaces without accounting for the effect on total lot coverage.

Section 204.3. E. Building Area (in GR District). No dwelling shall occupy more than thirty percent (30%) of its lot. Every dwelling shall have a minimum ground area of 960 square feet except that dwellings having living space on more than one floor above the basement may be reduced in ground floor area to 700 square feet. Open porches, garages, carports, paved driveways and other impervious areas, barns, sheds, and unwalled covered areas shall not be included as ground floor area or living space. ~~but their additional area, together with the dwelling, shall~~ ***Dwellings plus open porches, decks, garages, carports, barns, sheds and other accessory buildings; plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces*** shall occupy no more than thirty percent (30%) of ~~its~~ ***the*** lot. However, no dwelling unit shall provide less than 600 square feet of floor area per family.

This amendment also adds driveway and other impervious surfaces without accounting for the effect on total lot coverage.

Section 304.5 Coverage (in Coastal Overlay District). Within the Coastal Area District, no dwelling shall occupy more than fifteen percent (15%) of its lot. ~~The dwelling plus open porches, accessory buildings, paved driveways, sidewalks and other impervious surfaces~~ ***Dwellings plus open porches, decks, garages, carports, barns, sheds and other accessory buildings; plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces*** shall not occupy more than thirty percent (30%) of the lot.

This amendment does not change the impervious coverage limit because driveways and other impervious surfaces were already included.

Section 304.6. F Coverage (for Redevelopment of Tourist Accommodation Uses). Dwellings plus open porches, decks, ***garages, carports, barns, sheds and other accessory buildings; plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces*** ~~accessory buildings, patios, paved walks, paved driveways and other impervious surfaces~~ shall not occupy more than 30% of the parcel.

thirty percent

Explanation

The amendment makes the language of the coverage restrictions in the ordinance consistent throughout the ordinance.

This implies that these are nothing more than housekeeping amendments. I believe that the consequences have been significant and unfairly burdensome to many property owners.

Vice-Chair Losik explained the purpose of the language changes proposed in Zoning Amendment 2019-07, which implicated five different areas of the RZO; 203.3 E, 204.3 E, 210.3 E, 304.5 and 304.6. She noted that the Committee did not look at coverage percentages. Those remained the same.

My assertion here is that the coverage percentages were changed significantly for some of the articles and if the Planning Board did not understand this, then the voters didn't either.

Member Quinn noted an editorial change.

Chairman Epperson opened to the public at 8:36 p.m.

Mr. Crawford asked if this is making these sections the same.

Vice-Chair Losik explained that the assets will be the same. The coverage calculations are not being changed. Again, I strongly disagree.

Mr. Crawford asked if all sidewalks would be considered impervious.

Chairman Epperson replied yes, unless they are specifically constructed to be pervious.

Vice-Chair Losik explained that in all the zoning ordinance categories the imperious coverage limitation terminology varied. The purpose of the amendment is for consistency.

The terminology from 304.5 seems to have been merged into the GR and SR amendments without considering the need to look at adjusting coverage percentages accordingly. I don't see this as providing consistency and respectfully question whether it was the intended result.

There was some discussion on sidewalks.

Hearing no further comments from the public, Chairman Epperson closed the public hearing at 8:43 p.m.

Motion by J.M. Lord to move Proposed Zoning Amendment 2019-07 to the town warrant, with the editorial change noted. Seconded by Jerry Gittlein. All in favor. Vote: 7-0-0

Adjournment

Motion by Patricia Losik to adjourn at 8:34 p.m. Seconded by Jeffrey Quinn. All in favor.

Respectfully Submitted,
Dyana F. Ledger

ARTICLES AS CURRENTLY POSTED ON TOWN WEBSITE

190-2.3C

(5) Building area. No dwelling shall occupy more than 15% of its lot. Every dwelling unit shall have a minimum ground floor area of 960 square feet, except that dwellings having living quarters on more than one floor above the basement may be reduced in ground floor area to 720 square feet, provided that a minimum living space of 960 square feet is provided therein. Open porches, garages, carports, barns, sheds, and unwalled covered areas shall not be included as ground floor area or living space. Dwellings plus open porches, decks, garages, carports, barns, sheds and other accessory buildings, plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces, shall occupy no more than 15% of the lot. **[Amended 3-9-1999; 3-12-2019 by Art. 4]**

190-2.4C

(5) Building area. No dwelling shall occupy more than 30% of its lot. Every dwelling shall have a minimum ground area of 960 square feet except that dwellings having living space on more than one floor above the basement may be reduced in ground floor area to 700 square feet. Open porches, garages, carports, paved driveways and other impervious areas, barns, sheds, and unwalled covered areas shall not be included as ground floor area or living space. Dwellings plus open porches, decks, garages, carports, barns, sheds and other accessory buildings, plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces, shall occupy no more than 30% of the lot. However, no dwelling unit shall provide less than 600 square feet of floor area per family. **[Amended 3-9-1999; 3-12-2019 by Art. 4]**

190-3.4E

E. Coverage. Within the Coastal Area District, no dwelling shall occupy more than 15% of its lot. Dwellings plus open porches, decks, garages, carports, barns, sheds and other accessory buildings, plus patios, unwalled covered areas, impervious driveways, sidewalks, impervious walkways and other impervious surfaces, shall not occupy more than 30% of the lot. **[Amended 3-14-2000; 3-12-2019 by Art. 4]**